

STATEMENT OF EXISTING & INTENDED USE

The owners of 1005 Quebec Place NW are looking to add a deck to the backside of their home to maximize use and enjoyment of their property. In its current condition, the home has a single flight of stairs that travels from ground level, where there is a parking space, up to a door that enters directly into the kitchen. The back exterior is used for garbage and recycling can storage, as well as circulation in and out of the home, but is otherwise empty.

The existing lot area is 1,097.1 square feet, which is 702.9 square feet less than the minimum required lot area for RF-1 zoning (1800 sf). This discrepancy causes the existing lot occupancy to be 63.26%, which is 3.26% higher than the maximum lot occupancy for RF-1 (60%).

The proposed variance incorporates an 8' 4.75" deep deck with a winder stair. This deck addition alters the ground plane only where the stair will meet the ground. Otherwise, the ground plane is undisturbed: the property line is untouched, the parking space remains fully functional, and the basement door remains fully accessible. The new deck will be used for rest, relaxation, and entertainment.

The proposed deck increases the existing lot occupancy to 73.28%. If the lot area were appropriately sized at the minimum 1800 square feet, the existing and proposed lot occupancy would be 38.56% and 44.67%, respectively: significantly below the maximum allowed lot occupancy of 60%.